



ROAVR | GROUP

Project: 25_5837_02_77
Site: Sunny Acres, London Road, RH17 5LZ
Client: Arvind Gulati



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Project Number:	25_5837_02_77
Report Type:	Arboricultural impact assessment
Site Address:	Sunny Acres, London Road, RH17 5LZ

Role:	Name:	Date:
Instructing Party	Arvind Gulati	27/02/2025
Customer	Arvind Gulati	27/02/2025
Surveyor	Arvind Gulati	27/02/2025
Consultant	Peter Haine FDS Arb, MArborA	13/03/2025

Revision History		
Date:	Version number:	Summary of changes:
13/03/2025	1.0	First Review (Internal)
13/03/2025	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to identify any arboricultural constraints to the proposed development. The tree survey data was collected by Mr Gulati.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate the surveyed trees and proposed build area (ROAVR, 2024)



Photographic plate showing T4 (ROAVR, 2024)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in the Mid Sussex Council control area.
- 2.2 The site is home to a detached dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly rural. The site is accessed via a private driveway.
- 2.4 A desktop assessment has failed to establish whether the site is within a Conservation Area or whether there are any TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 13/03/2025 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

The tree cover at the site largely consists of garden ornamentals and shrubs with little arboricultural merit.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Block Plan	27/02/2025	13/03/2025

4.1.1. It is proposed to construct a new detached garage. No other proposals have been considered as part of this report.

4.1.2. The table below summarises the potential impact on trees due to various activities.

Trees Potentially Affected:

Tree or Tree Group	Impacts
T1	Requires removal as is in direct conflict with proposed garage
T2	Requires removal as is in direct conflict with proposed garage
T3	No direct impacts, can be retained and protected
T4	Off site. No direct impacts, can be retained and protected
H1	No direct impacts, can be retained and protected
H2	No direct impacts, can be retained and protected

4.2. Tree Removal.

4.2.1. All trees to be removed are listed below:

Tree	Cause For Removal
T1	Is in direct conflict with proposed garage
T2	Is in direct conflict with proposed garage

4.2.2. Details specific to each tree can also be found in the Tree Data Schedule.

4.3. Mitigation Planting.

4.3.1. The tree to be removed is of such low amenity value that no mitigation planting is considered necessary. However, there is ample scope to plant one or two more trees within the site to mitigate against tree loss.

4.4. Impact on Tree Canopies.

4.4.1. No pruning works are required to facilitate the proposed development.

4.5. Impact on Tree Roots.

4.5.1. All affected trees are to be removed.

4.6. New Surfaces.

4.6.1. No new hard surfaces are shown on the proposed drawings.

4.7. Underground Services.

4.7.1. No underground services are to be installed through any Root Protection Areas.

4.8 Changes in Ground Levels.

4.8.1 No changes in ground level are proposed.

4.9 Soil Compaction.

4.9.1 The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.

4.9.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soils caused by construction activity causes air to be squeezed out as the soil becomes compacted preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

4.9.3 It is important therefore that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. This may be done by installing protective fencing and ground protection measures as recommended within a tree protection plan.

4.10 Demolition Activities.

4.10.1 The tree protection measures specified within a TPP should be installed prior to the commencement of all demolition activities (including soil stripping) to prevent any detrimental impact on tree health. Where this is not practicable, demolition of structures within Construction Exclusion Zones shall be undertaken very early on in the demolition phase and the protective barriers installed immediately thereafter.

4.11. Hazardous Materials.

4.11.1 All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

4.12. Cabins and Site Facilities.

4.12.1. Consideration should be given to the location of any site welfare facilities in terms of potential impact on trees. Where it is proposed to install cabins or site facilities in Root Protection Areas, the appointed arborist should be consulted and approval obtained from the local authority.

4.13. Boundary Treatments.

4.13.1. No changes are proposed to the existing boundary features that might impact on trees.

4.14. Impact of Retained Trees on the Development.

4.14.1. Adequate space has been allowed between all retained trees and the proposed development works. Consequently the proposal shall not result in increased pressure to remove or prune any of the retained trees.

4.15. Summary.

Proposed Development

- A new detached garage is to be constructed.
- Arboricultural drawings are based on a specific block plan; if plans change, an update is required.

Tree Impacts

- T1 & T2: To be removed due to conflict with the garage location.
- T3, T4, H1 & H2: Can be retained with no direct impacts.

Tree Removal

- T1 & T2 will be removed as they directly conflict with the proposed development.
- Full details are in the Tree Data Schedule.

Mitigation Planting

- Replacement planting is not deemed necessary due to low amenity value but could be accommodated on-site.

Impact Considerations

- Tree Canopies: No pruning is required.
- Tree Roots: Affected trees are to be removed.
- New Surfaces & Underground Services: No new hard surfaces or underground services are planned within Root Protection Areas.
- Ground Levels: No changes proposed.
- Soil Compaction: Measures should be taken to avoid compaction in Root Protection Areas through fencing and ground protection.
- Demolition Activities: Tree protection must be in place before demolition begins.
- Hazardous Materials: Must be managed per COSHH regulations to prevent contamination.

- Cabins & Site Facilities: Placement should avoid Root Protection Areas unless approved by an arborist and the local authority.
- Boundary Treatments: No changes proposed.
- Impact of Retained Trees: Sufficient space is allowed, ensuring no increased pressure for future pruning or removal.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

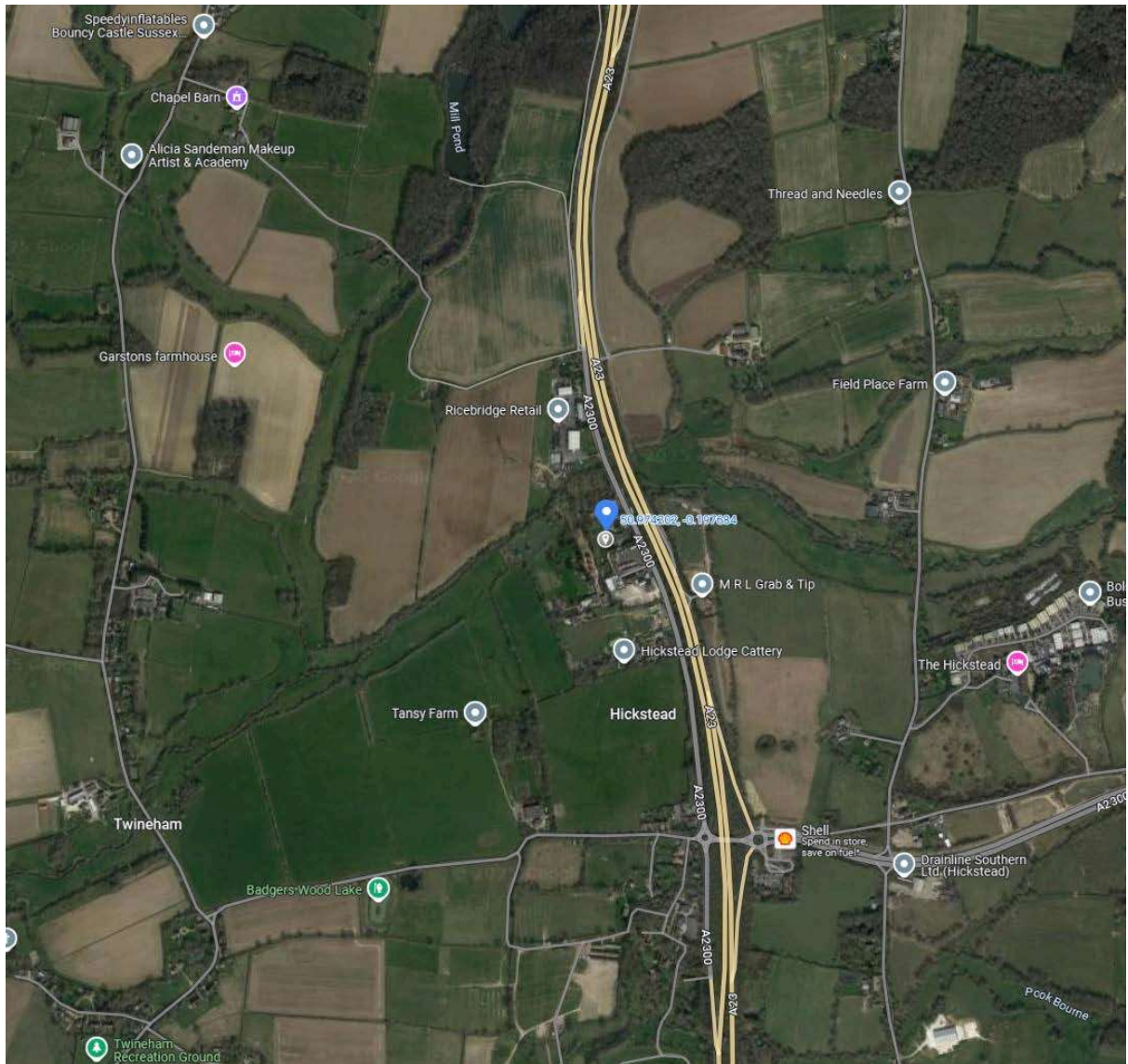
Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb
Consultant Arborist


ROAVR | GROUP

Prepared by: Peter Haine
Checked by: Matt Harmsworth

Appendix 1 – Site Location



Google, 2025

Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Manegment Recommendations	RPA offset from stem.	Category Rating
H1	<i>Fagus sylvatica</i> (Beech)	Y	80	3.5(0.5)	1	1	1	1	Fair	10+	Garden hedgerow	None	None	0.96	C3
T1	<i>Prunus cerasifera</i> (Cherry Plum)	EM	82.95,99.80	6(1)	2	2	2	1	Fair	10+	Garden ornamental	None	None	2.15	C1
T2	<i>Prunus avium</i> (Wild Cherry)	EM	190,330	8(1)	2	2	2	2	Fair	10+	Garden ornamental	None	None	4.57	C1
T3	<i>Prunus avium</i> (Wild Cherry)	EM	264,120	5(1)	2	2	2	2	Fair	10+	Garden ornamental	None	None	3.48	C1
H2	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	SM	100	3(0.5)	1.5	1.5	1.5	1.5	Fair	10+	Garden hedgerow	None	None	1.2	C3
T4	<i>Betula pendula</i> (Silver Birch)	M	300	10(2)	3	3	3	3	Good	20+	Good quality mature tree	None	None	3.6	B1

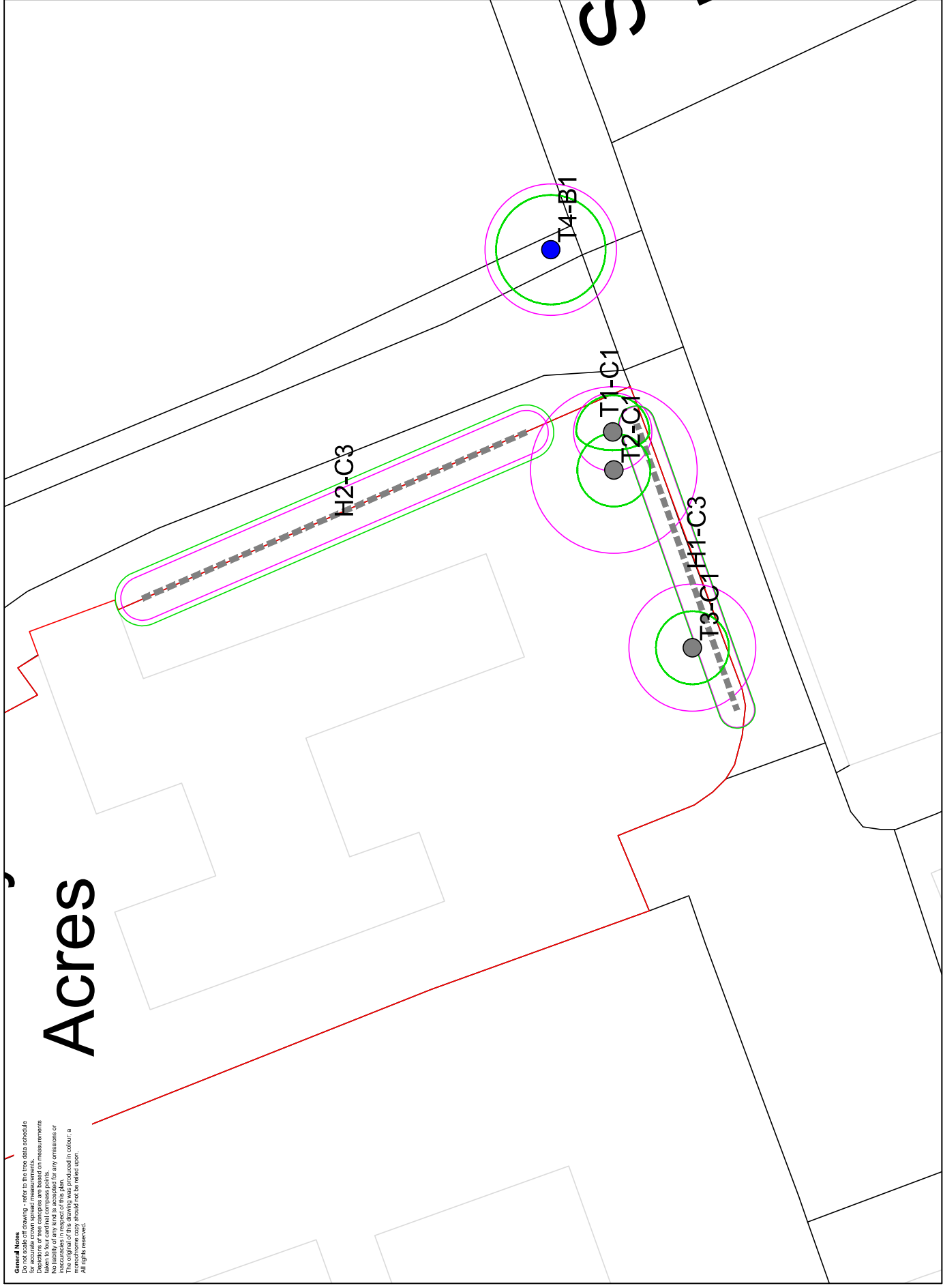
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in this drawing.
The original of this drawing was produced in colour: a monochrome copy should not be relied upon.
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Acres



Key

Tree
T1-B1
T1-C1
T2-C1
T3-C1
T4-B1

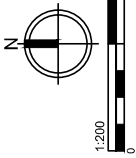
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees which are in a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Road Protection Area



Tree Constraints Plan

Client
Arvind Gulati

Site Address
Sunny Acres, London Road, RH17 5LZ

Scale
1:200 @ A3

Date
13/03/2025

Drawn By
25_5837_02_76

Check By
1

PH
MH

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Acros

Sunny
Acres

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Measurements were taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in this drawing.
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
All rights reserved.

Key

	Tree Sunny Acres canopy extent, category T1-B
	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.
	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
	Category U Trees which are in a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
	BS 5837:2012 Root Protection Area



Tree Assessment Plan	
Client	Arvind Gulati
Site Address	Sunny Acres, London Road, RH17 5LZ
Scale	1:200 @ A3
Date	13/03/2025
Drawn by	25_5837_02_76
Check by	1 PH MH

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